



Loudoun County, Virginia

Department of Planning

1 Harrison Street, S.E., 3rd Floor, P.O. Box 7000, Leesburg, VA 20177-7000

Telephone (703) 777-0246 • Fax (703) 777-0441

RECORD OF PRE-APPLICATION CONFERENCE

| | | |
|---|---|------|
| PRE-APPLICATION CASE NUMBER/NAME/CASE TYPE | PRAP-2014-0129 APPLICANT: DEEP SRAN DATE: 12-16-14 3 PM | SPEX |
| DATE OF CONFERENCE | | |

ATTENDANCE LISTING

| NAME | AFFILIATION |
|----------------|-------------------------------|
| VAN ARMSTRONG | LOUDOUN Co. PLANNING & ZONING |
| Robert Sevilla | Atty for applicant |
| Deep Sran | Loudoun School for the Gifted |
| John Connel | Loudoun Health Dept |
| Pat Giglio | L.C. Community Planning |
| MARC DREYFUS | L.C. TRANSPORTATION (DTCI) |
| Rory Toth | L.C. DTCI (Transportation) |
| BRADLEY FOLK | LC PLANNING & ZONING |
| | |
| | |

I verify that a pre-application conference on the above-referenced proposal has been conducted in accordance with Article VI of the Loudoun County Zoning Ordinance. No matters discussed shall be binding on either the applicant or the County. A copy of this form shall be submitted by the applicant with the official application for checklist review. A summary of issues discussed is not required to be submitted with the official application.

Director, Department of Planning or Designee:

Date:

Van Gt
CR-2 PRIVATE SCHOOL

12/16/2014

Application Fee: SPMI (MINOR): \$8,215



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SYNOPSIS OF PRE-APPLICATION CONFERENCE ISSUES DISCUSSED

| | | |
|---|--|------|
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| DATE OF CONFERENCE | DATE: 12-16-14 3 PM | |

1. ISSUES RAISED BY THE APPLICANT

PROPOSAL FOR PRIVATE SCHOOL ALONG ASHBURN ROAD. 3 1/2 ACRE
SITE, RENOVATE OLD SCHOOL HOUSE AS PART OF SCHOOL SITE
DESIGN. ADJACENT NEW SCHOOL PROPOSED OF 2 STORIES, 120
STUDENTS OF 13,000 S.F. INTEGRATE SITE DESIGN.
UP TO 10 CLASSROOMS.

2. COMPREHENSIVE PLANNING ISSUES DISCUSSED

REV. GEN'L PLAN APPLIES - SUBURBAN AREA - ASHBURN OVERLAY
VILLAGE. REVIEW DESIGN COMPATIBILITY, PRESERVATION OF HISTORIC
STRUCTURE (POTENTIAL FED. TAX CREDITS). CONNECTIVITY TO
VILLAGE TO SOUTH.

3. ZONING ISSUES DISCUSSED ___ 1972 ___ 1993 ☒ Revised 1993 Zoning Ordinance

CR-2 ZONE + RC ZONE. PROPOSED PVT. SCHOOL REQUIRES
SPMI (MINOR SPEX) TO BOS. ONLY.

PARKING 1 SPACE/CLASS + .2 PER STUDENT, LOADING SPACE.
LANDSCAPE REQUIREMENTS. FOR PARKING.

4. TRANSPORTATION ISSUES DISCUSSED

CTP 2010 APPLIES FOR ROAD NETWORK. ASTHURN ROAD - 2 LANE
MINOR COLLECTOR (ULTIMATE 4 LANE UNDIVIDED) - 70 FOOT ROW.
REVIEW FRONTAGE IMPROVEMENTS, PED./BIKE CONNECTIONS,
ACCESS/TURN LANE REVIEW. REVIEW TRIP GENERATION
OF USE, HOURS OF OPERATION/BUSING, PICK-UP/DROP-OFF. NO
BUSING. REVIEW STAFFING NEEDS/PARKING. REVIEW ~~THE~~ MUSEUM USES?

To scope traffic study, contact Robert Brown, Department of Transportation and Capital Infrastructure

703-737-8624.

5. OTHER ISSUES DISCUSSED

HEALTH DEPT - REVIEW IF ANY EXISTING WELLS/DRAINFIELDS.
PROPOSED PUBLIC UTILITIES.

6. REVIEW AND PROCESSING PROCEDURES DISCUSSED

SPMI PROCESS ~ 3-5 MONTHS W/ ONE PUBLIC HEARING
TO BOARD OF SUP.

Conference Coordinator:

Van [Signature]

Date:

12/16/2014

ERT - PRAP Comments/Notes

PRAP Number: PRAP-2014-0129
Applicant: Deep Sran
Application Type: SPEX
Meeting Date: 12/16/14
Meeting Time: 3:00 PM
ERT Reviewer: Todd Taylor

- 1) Information regarding the stormwater management (SWM)/best management practices (BMP) approach must be included with the application to address impacts on water quality. The RGP encourages low impact development (LID) techniques. The property drains to a tributary of Beaverdam Run, which drains to Broad Run. The receiving segment of Broad Run has been listed by the Virginia Department of Environmental Quality (DEQ) as impaired for aquatic life (aquatic insects and other small organisms that live on the stream bottom). In addition, the County's 2009 Stream Assessment Project found Beaverdam Run to be "suboptimal" for habitat and "severely stressed" for aquatic life). [RZO Section 6-1309(4)]
- 2) The Loudoun County Predictive Wetlands Model does not identify wetlands on the subject property. However, staff recommends that the applicant pursue a jurisdictional determination (JD) with the legislative application confirming the location or absence of wetlands on site. The information will help to determine the project's impact on wetlands and water quality. A JD will be required at the time of grading permit. [RZO Section 6-1309(4)]
- 3) Tree cover is scattered on the subject property. Staff recommends exploring opportunities to incorporate existing vegetation into the layout, particularly within required perimeter buffers. Review of historical aerial photographs indicates that several individual trees were present on the property in 1937 and 1957. There may be opportunities to preserve large individual trees on the site. A tree survey is required with the SPEX application. SPEX Checklist Item J.2 outlines the information that shall be included in the survey. [RZO Section 6-1309(4) and SPEX Checklist Item J.2]
- 4) A Phase I archeological survey is required with the legislative application. Staff defers to the Historic Resources Planner regarding the existing school building. [SPEX Checklist Item K]